

Excellent Road Frontage City Utilities Development Potential

FOR SALE

Redding Township • Jackson County

**46^{+/-}
acres**

Property Information

Location: Tract 1: 810 Enos Rd, Seymour, IN 47274
In the southwest corner of Enos Rd and O'Brien St.

Tract 2: on the north side of Reddington St.

Zoning: Agricultural

Topography: Level to Gently Rolling

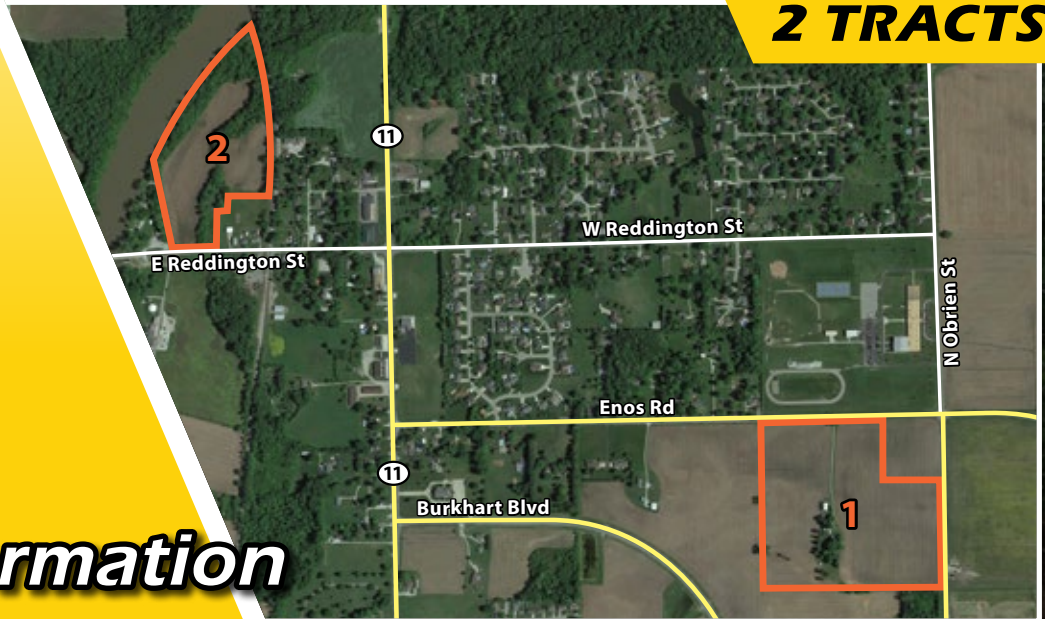
School District: Seymour Community Schools

Annual Taxes:

Tract 1: \$2,001.92

Tract 2: \$126.90

2 TRACTS



TRACT 1: 35.09^{+/-} Acres

31.6^{+/-} Tillable, 2.8^{+/-} Acre Homesite

TRACT 2: 11.68^{+/-} Acres

11^{+/-} Tillable

42.6^{+/-} acres tillable

2.8^{+/-} acre homesite

Dave Bonnell

Columbus, IN

812-343-4313

daveb@halderman.com

Michael Bonnell

Greenfield, IN

812-343-6036

michaelb@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# PDB-11746 (16)

800.424.2324 | www.halderman.com

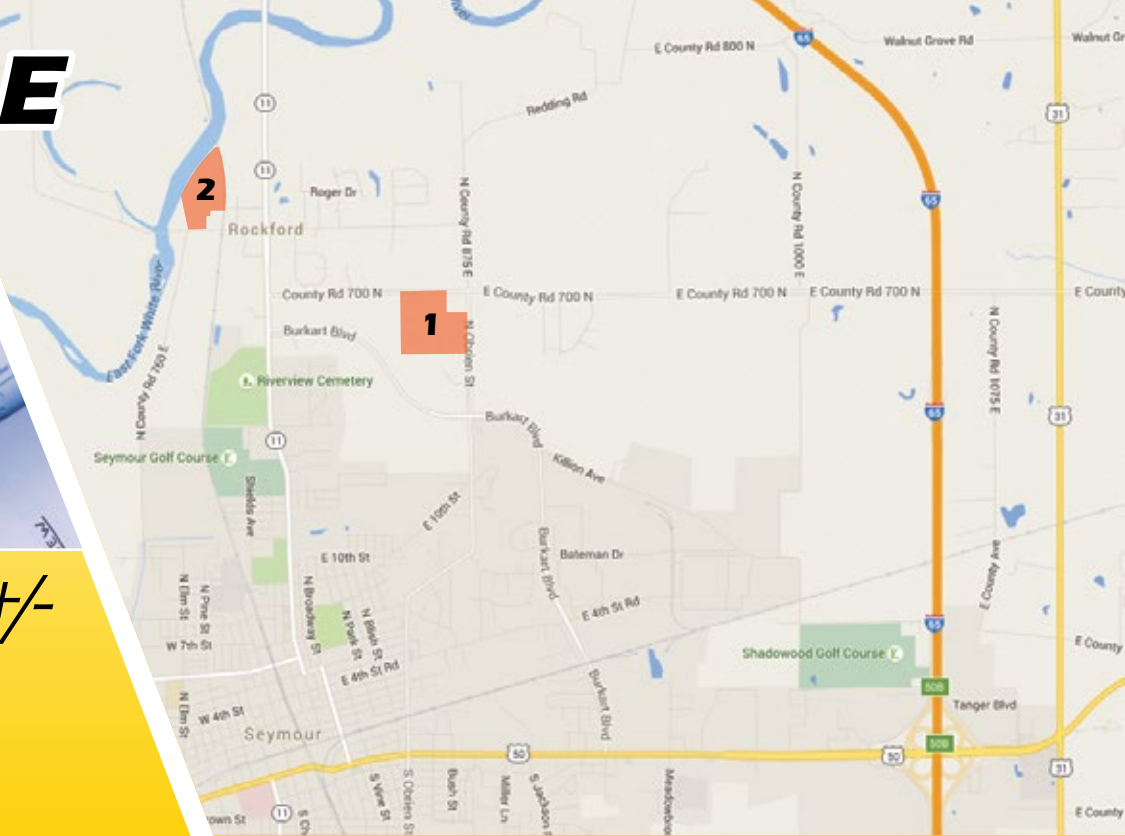
FOR SALE

**Redding Twp
Jackson County**



**46[±]
acres**

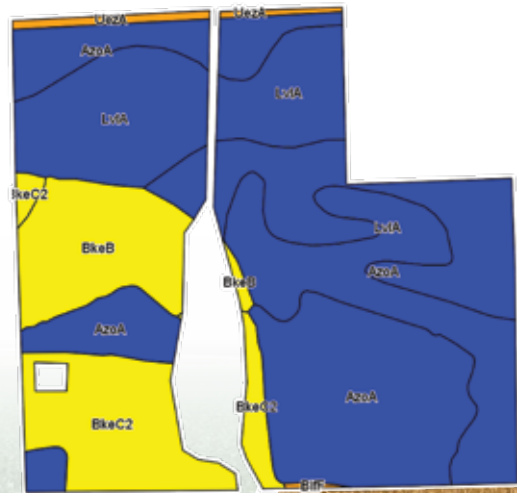
DOWNLOAD!
Halderman Real Estate App



**Excellent Road Frontage
City Utilities
Development Potential**

TRACT 1 SOILS

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
AzoA	Ayrshire fine sandy loam, sandy substratum, 0 to 2 percent slopes	13.48	149	48
LvIA	Lyles fine sandy loam, 0 to 1 percent slopes	10.33	149	34
BkeC2	BloomfieldAlvin complex, 6 to 15 percent slopes, eroded	4.02	92	32
BkeB	BloomfieldAlvin complex, 1 to 6 percent slopes	3.31	104	36
UezA	Urban landAyrshire, sandy substratum, complex, 0 to 2 percent slopes	0.41		
Weighted Average		135.1	39.5	



TRACT 2 SOILS

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
AsuAH	Armiesburg silty clay loam, sandy substratum, 0 to 2 percent slopes, frequently flooded, brief duration	6.12	130	42
AzoA	Ayrshire fine sandy loam, sandy substratum, 0 to 2 percent slopes	3.19	149	48
BdhAH	Belcreek silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	2.08	136	36
GcpAH	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.64	121	42
BkeB	BloomfieldAlvin complex, 1 to 6 percent slopes	0.10	104	36
Weighted Average		135.3	42.5	

